

**Kershaw County Planning and Zoning Commission
Regular Session Minutes – August 14, 2017, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, Curtis Blackmon, Beth Smith, and Gary Whitlock

Members Absent: Kate Denton, and George Harkins

Staff in Attendance: Michael Conley, Heather Schmucker, and Rhonda Darity

Call to Order

The Chairman, Claude Eichelberger, called the meeting to order at 5:30 PM.

Approval of Minutes

Curtis Blackmon made a motion that the minutes of the July 10, 2017 regular meeting be approved. The motion was seconded by Gary Whitlock, and all voted in favor.

Request of Charles Ives to Rezone 1907 Fort Jackson Road from R-15 to R-10

In giving his staff report, Michael Conley informed the Commission that the applicant, Charles Ives, would like to rezone the property to R-10, Medium Density Residential District. The developer is asking to increase density and bring sewer further down Fort Jackson Road to this location. In order for the developer to bring sewer to this location and be cost prohibited, they will need to decrease lot sizes and increase the number of developable lots in the proposed sub-division. Staff wants to emphasize that the rezoning recommendation and/or approval is in no way approving the accompanied site plan. The property is located within the Residential Development areas. The rezoning request does meet the criteria in the Future Land Use Map and does not meet the criteria for spot zoning, since the zoning district is not contiguous to the requested district. Therefore, staff does not object to the rezoning request. Mr. Ives addressed the Commission. He stated that some changes would be made to the sketch plan and that the proposed subdivision would include a community center, swimming pool and sidewalks. During public comment, two speakers shared concerns of increased traffic flow and drug activity the proposed subdivision may cause in the area. After a brief discussion, Curtis Blackmon made a motion to approve the application for a zoning map amendment by Charles Ives, for approximately 133.9 acres, located at 1907 Fort Jackson Road from R-15 to R-10. Gary Whitlock seconded the motion, and all voted in favor.

Major Subdivision Sketch Plan Review of HVP3 Subdivision (2950 Bowen Street)

Mr. Conley informed the Commission that the applicant, Harold Pickrel, is proposing a subdivision of nineteen (19) lots. The low-density residential development is in compliance with the Future Land Use Map. The applicant has worked to meet the demands of SCDOT. Staff does have concerns with the sketch plan, as presented. No common space is being set aside for this project as required by the County's ZLDR. No lighting for safety or sidewalks for increased connectivity have been proposed. If the Commission is inclined to approve the plan as submitted, staff would request the approval be conditional upon the following: (1) Approval of engineering plans by Kershaw County Engineer. (2) Curb cut permits for ingress/egress onto each individual lot be approved by SCDOT, and (3) Additional approval by staff must meet all Kershaw County Zoning and Land Development Regulations. After a brief discussion, Gary Whitlock made a motion to approve the sketch plan for 40 acres, located at 2950 Bowen Street, conditional upon the following items being met (1) Approval of engineering plans by Kershaw County Engineer. (2) Curb cut permits for ingress/egress onto each individual lot be approved by SCDOT, and (3) Additional approval by staff must meet all Kershaw County Zoning and Land Development Regulations. Curtis Blackmon seconded the motion, and all voted in favor.

Adjournment

At 6:15 PM, the Chairman called for a motion to adjourn. The motion was made by Gary Whitlock. Seconded by Curtis Blackmon, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary